

**Exhibit B**

Expenses

1271 Avenue of the Americas  
New York, New York 10020-1303  
Tel: +1.212.906.1200 Fax: +1.212.751.4864  
www.lw.com

**LATHAM & WATKINS** LLP

**INVOICE**

August 24, 2025

Zen JV, LLC  
200 N La Salle Dr #900  
Chicago, IL 60601  
Attn: Jeffrey Furman

Please identify your payment with the following:

Invoice No. 2500613222  
Matter Number 080356-1027

For professional services rendered through July 31, 2025

**Re: Disbursements**

|                         |          |
|-------------------------|----------|
| Costs and Disbursements | 5,934.33 |
|-------------------------|----------|

|                  |                    |
|------------------|--------------------|
| <b>Total Due</b> | <b>\$ 5,934.33</b> |
|------------------|--------------------|

**LATHAM & WATKINS<sup>LLP</sup>**

Invoice No. 2500613222  
August 24, 2025

**Costs and Disbursements:**

| <u>Date</u> | <u>Description</u>   | <u>Timekeeper</u> | <u>Amount</u> |
|-------------|--|-------------------|---------------|
| 06/25/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working Late - Transportation home - 06/24/25 - Latham-NY office to home  | C W Lim           | 16.02         |
| 06/30/25    | Ground Transportation - Jonathan Gordon - Taxi/Car Service - Ride home while working late - 06/27/25 - Latham/Home   | J Gordon          | 14.40         |
| 07/01/25    | Ground Transportation - Jiaheng Zhang - Taxi/Car Service - Commute home - 06/25/25 - Office/Home   | J Zhang           | 79.28         |
| 07/04/25    | Ground Transportation - Vital Transportation Services, Inc. - 07/02/2025 Kaplan, Binyomin Invoice: 06_VITAL_47096_D.sq   | B Kaplan          | 89.45         |
| 07/10/25    | Ground Transportation - Jennifer Danilenko - Taxi/Car Service - Working Late - 06/30/25 - Office to Home   | J Danilenko       | 42.50         |
| 07/10/25    | Ground Transportation - Jennifer Danilenko - Taxi/Car Service - Working Late - 07/01/25 - Office to Home   | J Danilenko       | 41.70         |
| 07/14/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 06/30/25 - Office to Home  | C W Lim           | 42.45         |
| 07/15/25    | Ground Transportation - Montana Licari - Taxi/Car Service - Working late at the office. - 06/26/25 - Office/Home   | M Licari          | 33.80         |
| 07/18/25    | Ground Transportation - Vital Transportation Services, Inc. - 07/09/2025 Kaplan, Binyomin Invoice: 06_VITAL_47708_D.sq   | B Kaplan          | 66.93         |
| 07/18/25    | Ground Transportation - Olivia Ricche - Taxi/Car Service - I am emailing regarding reimbursement for the car I took home from the Zen JV Auction last night, using my Lyft business account. - 07/18/25 - 1251 Avenue of the Americas New York, NY to 101 Sutton St Brooklyn, NY | O Ricche          | 42.18         |
| 07/19/25    | Ground Transportation - Alexandra Tess Lisner - Taxi/Car Service - CareerBuilder Auction - 07/17/25 - Rideshare  | A T Lisner        | 61.06         |
| 07/21/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/08/25 - NY office to home   | C W Lim           | 15.03         |
| 07/21/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/10/25 - NY office to home   | C W Lim           | 21.26         |
| 07/21/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/03/25 - NY office to home   | C W Lim           | 24.63         |
| 07/21/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/09/25 - NY office to home   | C W Lim           | 19.62         |
| 07/21/25    | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/02/25 - NY office to home   | C W Lim           | 15.33         |
| 07/25/25    | Ground Transportation - Vital Transportation Services, Inc. - 07/18/2025 Kaplan, Binyomin Invoice: 06_VITAL_48000_D.sq   | B Kaplan          | 100.68        |
| 07/31/25    | Ground Transportation - Joshua Barkow - Taxi/Car Service - dinner - 07/17/25 - home  | J Barkow          | 38.70         |
| 07/31/25    | Ground Transportation - Ray Clark Schrock - Taxi/Car Service - Auction - 07/17/25 - Latham to home   | R C Schrock       | 107.80        |

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Invoice No. 2500613222  
August 24, 2025

| <u>Date</u>                        | <u>Description</u>  | <u>Timekeeper</u> | <u>Amount</u>   |
|------------------------------------|---|-------------------|-----------------|
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/22/25 - LW -NY to home   | C W Lim           | 14.35           |
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/30/25 - LW -NY to home   | C W Lim           | 17.71           |
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/17/25 - LW -NY to home   | C W Lim           | 12.16           |
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/11/25 - LW -NY to home   | C W Lim           | 24.40           |
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/15/25 - LW -NY to home   | C W Lim           | 20.88           |
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/18/25 - LW -NY to home   | C W Lim           | 19.09           |
| 07/31/25                           | Ground Transportation - Christopher W Lim - Taxi/Car Service - Working late - 07/29/25 - LW -NY to home   | C W Lim           | 19.42           |
| <b>Total Ground Transportation</b> |   |                   | <b>1,000.83</b> |
| 07/16/25                           | Laser Copy 080356-1027  | F Jennings        | 152.00          |
| <b>Total Laser Copy</b>            |   |                   | <b>152.00</b>   |
| 06/30/25                           | Other Database Research   | L Crepaldi        | 38.30           |
| <b>Total Legal Research</b>        |   |                   | <b>38.30</b>    |
| 07/15/25                           | Meals - Montana Licari - Dinner - Working late at the office. - 06/24/25 - Lenwich - Internal Guests: Montana Licari                                | M Licari          | 30.00           |
| 07/21/25                           | Meals - Christopher W Lim - Dinner - Working dinner - 06/30/25 - Uber Eats - Hearty and Healthy - Internal Guests: Christopher W Lim                | C W Lim           | 23.65           |
| 07/21/25                           | Meals - Christopher W Lim - Dinner - Working dinner - 07/07/25 - Uber Eats - Gazala's Mediterranean Restaurant - Internal Guests: Christopher W Lim | C W Lim           | 30.00           |
| 07/21/25                           | Meals - Christopher W Lim - Dinner - Working dinner - 06/24/25 - Uber Eats - Chalong Southern Thai - Internal Guests: Christopher W Lim             | C W Lim           | 30.00           |
| 07/21/25                           | Meals - Christopher W Lim - Dinner - Working dinner - 07/03/25 - Uber Eats - Gazala's Mediterranean Restaurant - Internal Guests: Christopher W Lim | C W Lim           | 30.00           |
| 07/21/25                           | Meals - Christopher W Lim - Dinner - Working dinner - 07/01/25 - Uber Eats - Au Za'atar Midtown East - Internal Guests: Christopher W Lim           | C W Lim           | 30.00           |

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Invoice No. 2500613222  
August 24, 2025

| <u>Date</u>                                  | <u>Description</u>   | <u>Timekeeper</u> | <u>Amount</u> |
|--|--|-------------------|---------------|
| 07/21/25                                     | Meals - Christopher W Lim - Dinner - Working dinner - 07/08/25 - Uber Eats - Salma Mediterranean & Lebanese - Internal Guests: Christopher W Lim | C W Lim           | 30.00         |
| 07/21/25                                     | Meals - Christopher W Lim - Dinner - Working dinner - 07/09/25 - Uber Eats - Balade-East Village - Internal Guests: Christopher W Lim            | C W Lim           | 30.00         |
| 07/28/25                                     | Meals - GrubHub Holdings Inc. - 2025-06-25 Order No. 590930243530224 for Jennifer danilenko working late   | J Danilenko       | 30.00         |
| 07/28/25                                     | Meals - GrubHub Holdings Inc. - 2025-06-25 Order No. 613130247025580 for John Zhang  | J Zhang           | 30.00         |
| 07/28/25                                     | Meals - GrubHub Holdings Inc. - 2025-06-30 Order No. 711830297577518 for Jennifer danilenko working late   | J Danilenko       | 30.00         |
| 07/28/25                                     | Meals - GrubHub Holdings Inc. - 2025-07-01 Order No. 189330304380587 for Jennifer danilenko working late   | J Danilenko       | 30.00         |
| 07/31/25                                     | Meals - Joshua Barkow - Dinner - dinner - 07/17/25 - Sento - Internal Guests: Joshua Barkow working late   | J Barkow          | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/17/25 - Uber Eats - Au Za'atar Midtown East - Internal Guests: Christopher W Lim        | C W Lim           | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/22/25 - Uber Eats - Sophra Grill - Internal Guests: Christopher W Lim                   | C W Lim           | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/15/25 - Uber Eats - 12 Chairs Cafe - Internal Guests: Christopher W Lim                 | C W Lim           | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/29/25 - Uber Eats - Chalongs Southern Thai - Internal Guests: Christopher W Lim         | C W Lim           | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/28/25 - Uber Eats - Tha Phraya - Internal Guests: Christopher W Lim                     | C W Lim           | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/16/25 - Uber Eats - Au Za'atar Midtown East - Internal Guests: Christopher W Lim        | C W Lim           | 30.00         |
| 07/31/25                                     | Meals - Christopher W Lim - Dinner - Working Dinner - 07/11/25 - Uber Eats - Tha Phraya - Internal Guests: Christopher W Lim                     | C W Lim           | 30.00         |
| <b>Total Meals</b>                           |  |                   | <b>593.65</b> |
| 07/10/25                                     | Outside Services (Non-Attorney) - BPE Global - Worked on project with C. Hein  | J H Barker        | 212.50        |
| <b>Total Outside Services (Non-Attorney)</b> |  |                   | <b>212.50</b> |

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|-------------|---|-------------------|---------------|
| 07/01/25    | Ground Transportation - Out-Of-Town - Jiaheng Zhang - Taxi/Car Service - Commute to office - 06/27/25 - Airport/Office  | J Zhang           | 116.52        |
| 07/01/25    | Ground Transportation - Out-Of-Town - Jiaheng Zhang - Taxi/Car Service - Commute to lodging - 06/27/25 - Office/Lodging   | J Zhang           | 25.70         |
| 07/30/25    | Airfare - Jonathan Gordon - - Attend auction in New York. - 07/13/25 - Chicago Midway/NY LaGuardia Airport - Airline-Southwest Airlines - 07/16/2025 - 07/16/2025 | J Gordon          | 278.30        |
| 07/30/25    | Airfare - Jonathan Gordon - - Attend auction in New York. - 07/18/25 - NY LaGuardia Airport/Chicago Midway - Airline-Southwest Airlines - 07/18/2025 - 07/18/2025 | J Gordon          | 528.30        |
| 07/30/25    | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Attend auction in New York. - 07/16/25 - Home/Midway Airport, Chicago                  | J Gordon          | 47.93         |
| 07/30/25    | Meals - Out-of-Town - Jonathan Gordon - Dinner - Attend auction in New York. - 07/16/25 - Arami - Internal Guests: Jonathan Gordon                                | J Gordon          | 30.71         |
| 07/30/25    | Lodging - Out of Town - Jonathan Gordon - Lodging - Attend auction in New York. - 07/16/25 - The Luxury Collection  | J Gordon          | 509.25        |
| 07/30/25    | Lodging - Out of Town - Jonathan Gordon - Lodging - Attend auction in New York. - 07/17/25 - The Luxury Collection  | J Gordon          | 509.25        |
| 07/30/25    | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Attend auction in New York. - 07/17/25 - LaGuardia Airport/Hotel                       | J Gordon          | 73.13         |
| 07/30/25    | Meals - Out-of-Town - Jonathan Gordon - Breakfast - Attend auction in New York. - 07/17/25 - Blue Bottle Coffee - Internal Guests: Jonathan Gordon                | J Gordon          | 24.24         |
| 07/30/25    | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Attend auction in New York. - 07/18/25 - Hotel/LaGuardia Airport                       | J Gordon          | 91.21         |
| 07/30/25    | Meals - Out-of-Town - Jonathan Gordon - Breakfast - Attend auction in New York. - 07/18/25 - Zaro's - Internal Guests: Jonathan Gordon                            | J Gordon          | 27.93         |
| 07/30/25    | Meals - Out-of-Town - Jonathan Gordon - Lunch - Attend auction in New York. - 07/18/25 - M Burger - Internal Guests: Jonathan Gordon                              | J Gordon          | 17.88         |
| 07/30/25    | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Attend auction in New York. - 07/18/25 - Midway Airport, Chicago/Home                  | J Gordon          | 42.90         |
| 07/31/25    | Airfare - Jonathan Gordon - - Sale Hearing - 07/22/25 - O'Hare Airport/Philadelphia Airport - Airline-United Airlines - 07/27/2025 - 07/28/2025                   | J Gordon          | 894.96        |

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| <u>Date</u>                           | <u>Description</u>   | <u>Timekeeper</u> | <u>Amount</u>      |
|---------------------------------------|--|-------------------|--------------------|
| 07/31/25                              | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Sale Hearing - 07/27/25 - Home/O'Hare Airport                   | J Gordon          | 78.59              |
| 07/31/25                              | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Sale Hearing - 07/27/25 - Philadelphia Airport/Delaware Hotel   | J Gordon          | 71.70              |
| 07/31/25                              | Lodging - Out of Town - Jonathan Gordon - Lodging - Sale Hearing - 07/27/25 - The Quoin Hotel  | J Gordon          | 377.91             |
| 07/31/25                              | Meals - Out-of-Town - Jonathan Gordon - Hotel - Meals Other - Sale Hearing - 07/28/25 - The Quoin Hotel - Internal Guests: Jonathan Gordon | J Gordon          | 17.00              |
| 07/31/25                              | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Sale Hearing - 07/28/25 - Delaware Hotel/Philadelphia Airport   | J Gordon          | 95.87              |
| 07/31/25                              | Meals - Out-of-Town - Jonathan Gordon - Dinner - Sale Hearing - 07/28/25 - Currito - Internal Guests: Jonathan Gordon                      | J Gordon          | 21.07              |
| 07/31/25                              | Ground Transportation - Out-Of-Town - Jonathan Gordon - Taxi/Car Service - Sale Hearing - 07/28/25 - O'Hare Airport/Home                   | J Gordon          | 56.70              |
| <b>Total Travel Expenses</b>          |  |                   | <b>3,937.05</b>    |
| <b>Total Costs and Disbursements:</b> |  |                   | <b>\$ 5,934.33</b> |

**Costs and Disbursements:**

|                                       |                    |
|---------------------------------------|--------------------|
| Ground Transportation                 | 1,000.83           |
| Laser Copy                            | 152.00             |
| Legal Research                        | 38.30              |
| Meals                                 | 593.65             |
| Outside Services (Non-Attorney)       | 212.50             |
| Travel Expenses                       | 3,937.05           |
| <b>Total Costs and Disbursements:</b> | <b>\$ 5,934.33</b> |

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